

\$789,800 - 159 Brander Avenue, Langdon

MLS® #A2261951

\$789,800

3 Bedroom, 3.00 Bathroom, 2,364 sqft

Residential on 0.14 Acres

NONE, Langdon, Alberta

PRICE ADJUSTMENT! YOUR DREAM HOME IS NOW WITHIN REACH. Welcome to 159 Brander Ave " where timeless design meets modern luxury.

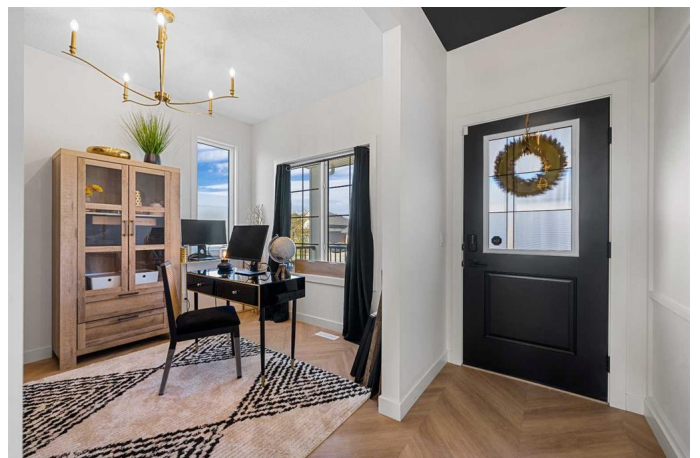
This stunning custom-built home impresses from every angle, showcasing designer finishes, over \$150K in thoughtful upgrades, and a layout perfectly tailored for both family living and entertaining.

Step inside and feel the sense of space and light " vaulted and soaring 20-foot ceilings create a breathtaking first impression, while expansive windows flood the home with sunshine and frame beautiful mountain views. The modern farmhouse-inspired exterior blends classic charm with sleek contemporary touches for unforgettable curb appeal.

At the heart of the home lies a chef's™ dream kitchen, complete with a large working island and a generous walk-in pantry that can easily be converted into a butler's™ pantry for added convenience.

Upstairs, the primary suite offers a private retreat, thoughtfully separated from the kids'™ bedrooms. A versatile bonus room provides the perfect space for a playroom, media lounge, or home office " whatever your lifestyle requires.

The bright, open basement is ready for your



personal touch, featuring tall 10ft ceilings and oversized 3-foot egress windows – the ideal foundation to create your dream rec room, gym, guest suite or whatever your heart desires.

Car lovers will appreciate the oversized double garage with soaring ceilings, allowing space for a lift to easily transform it into a four-car garage. Plus, the smart lot design offers potential RV parking without sacrificing your sunny south-facing backyard – perfect for outdoor entertaining and relaxation.

Located in Langdon, this home offers the best of both worlds: small-town charm with big conveniences. Exciting new amenities – including a brand-new strip mall and McDonald’s – are just minutes away, along with local schools and everyday essentials. And with a commute to Calgary similar to that from South Calgary, you’ll enjoy more home, more value, and more lifestyle – without the city stress.

If you’ve been searching for a home that blends luxury, functionality, mountain views, and exceptional value in a growing community, 159 Brander Ave is the one you’ve been waiting for.

Built in 2024

Essential Information

MLS® #	A2261951
Price	\$789,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,364
Acres	0.14

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	159 Brander Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Driveway, Garage Door Opener, See Remarks
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025
Days on Market 35
Zoning R-MID

Listing Details

Listing Office RE/MAX iRealty Innovations

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